

LEASE AMENDMENT NO. 1

TO LEASE NO. LCO14580

ADDRESS OF PREMISES **1225 17th Street**
Denver, CO 80202-5598

THIS AGREEMENT, made and entered into this date by and between Hub Properties Trust

whose address is **255 Washington Street**
Newton, MA 02458-2094

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease, to add one (1) reserved structured parking space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 16, 2012, as follows:

Paragraph 1 is hereby deleted in its entirety and is replaced with the following:

- "1. The Lessor hereby leases to the Government the following described premises:
- A. A total of 72,595 rentable square feet (RSF) of office and related space, which yields 63,267 ANSI/BOMA Office Area square feet (USF) of space on 4th floor (partial), 5th floor (entire), 6th floor (entire), and 7th floor (entire) of the building located at Seventeenth Street Plaza, 1225 17th Street, Denver, Colorado 80202-5598 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are seventeen (17) reserved, structured parking spaces for the exclusive use of Government employees and patrons.
- B. One (1) reserved, structured parking space shall be added to Lease # LCO14580 for a total of eighteen (18) structured parking spaces effective July 16, 2012. The Government shall pay the Lessor rent of [REDACTED] a month in arrears for the one (1) additional space. Rent for a lesser period shall be prorated. Both the Lessor and the Government have the right to terminate the additional space given thirty (30) days prior written notice. The subject parking space will not be subject to escalations."

Paragraph 3 is hereby deleted in its entirety and is replaced with the following:

- "3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:**

Years	Shell	OPS*	(Base) Taxes**	Parking***	Annual Rent
7/16/2012-12/10/2012	\$1,590,642.12	\$503,219.14	\$325,964.20	\$2,820.00	\$2,422,645.46
12/11/2012-12/10/2013	\$1,590,642.12	\$503,219.14	\$325,964.20	\$2,820.00	\$2,422,645.46
12/11/2013-12/10/2014	\$1,590,642.12	\$503,219.14	\$325,964.20	\$2,820.00	\$2,422,645.46
12/11/2014-12/10/2015	\$1,590,642.12	\$503,219.14	\$325,964.20	\$2,820.00	\$2,422,645.46

*TBD-the CPI adjustment rate is calculated on an annual basis. The current number is inclusive of all previous adjustments and is subject to future adjustments per the lease agreement.

****TBD Adjustments per tax paragraph 4.2 of the lease**

***Original 17 parking spaces included in shell rent. This is for one additional parking space.

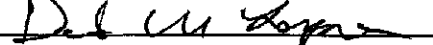
Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

HUB Properties Trust
c/o REIT Management & Research LLC
Two Newton Place
255 Washinton Street, Suite 300
Newton, MA 02458-2094
Attn: Jennifer B. Clark"

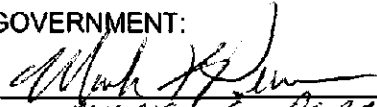
All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

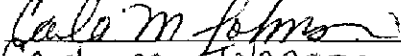
FOR THE LESSOR: Hub Properties Trust

Signature: 
Name: _____
Title: David M. Lepore
Entity Name: Senior Vice President
Date: _____

FOR THE GOVERNMENT:

Signature: 
Name: MARK R. PEARCE
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 12/26/12

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Carla M. Johnson
Title: Administrative Assistant
Date: 11/22/12